



County of Chautauqua Industrial Development Agency

APPLICATION FOR FINANCIAL ASSISTANCE

Please respond to all questions in this Application for Financial Assistance (the "Application") by, as appropriate: filling in blanks; checking the applicable term(s); attaching additional text (with appropriate notations, such as "see Schedule 2(A), etc."); or writing "N.A.", signifying "not applicable".

The following amounts are payable to the County of Chautauqua Industrial Development Agency (the "Agency") at the time this Application is submitted to the Agency: (i) a \$1,000 non-refundable application fee (the "Application Fee"); and (ii) a \$1,000 expense deposit for the Agency's Transaction/Bond Counsel fees and expenses (the "Counsel Fee Deposit"). The Application Fee will not be credited against any other fees or expenses which are or become payable to the Agency in connection with this Application or the project contemplated herein (the "Project"). In the event that the subject transaction does not close for any reason, the Agency may use all or any part of the Counsel Fee Deposit, to defray the cost of Transaction/Bond Counsel fees and expenses with respect to the Project. In the event that the subject transaction closes, the Counsel Fee Deposit shall be credited against the applicable expenses incurred by the Agency with respect to the Project.

- Please contact the CCIDA Main Office @ (716) 661-8900 with any questions relative to the application content and/or process.

PART I: APPLICANT

Name: Tri-County Holding Corp
 Address: 540 Route 39
Forestville, NY 14062
 Phone: 716-965-2053
 NY State Dept. of Labor Reg #: _____
 Federal Employer ID #: 16-0811351
 NAICS Code #: 713910
 NAICS Sector: Golf Courses + Country Clubs
 NAICS Industry: _____
 Website: www.tricountycountryclub.com

Nature of business (goods to be sold, manufactured, assembled or processed, services rendered):

Country club

Contact Name: Daniel Jaszka Jr
 Title: Board President
 Phone Number: 716-512-9428
 E-Mail: djaszka@gmail.com

Business Type:

- ☐ Sole Proprietorship
- ☐ General Partnership
- ☐ Limited Partnership
- ☐ Limited Liability Company
- ☒ Privately Held Corporation
- ☐ Publicly Held Corporation
- ☐ Not-for-Profit Corporation

State/Year of Incorporation/Organization: 1924/NY

Qualified to do Business in New York

(Yes or No): _____

Owners of 20% or more of Applicant:

Name %

N/A

PART II: PROJECT

Address of proposed project facility: 540 Route 39 and Hanover Rd.
Forestville, NY 14062
 Tax Map Parcel Number(s): 064689-101.00-2-26, 2-25.2, 2-24,
2-23.2
 City/Town/Village(s): Forestville, Town of Hanover
 School District(s): Forestville
 Current Legal Owner: Tri-County Holdings Corp
 Contract to purchase (Yes or No): No
 Date of purchase: _____
 Purchase price: \$ _____

Present use of the Project site: Country
club w. bar/restaurant

What are current real estate taxes on the Project site?

County/Town: \$ 16322.00
 City/Village: \$ _____
 School: \$ 19,835.00

Are tax cert. proceedings currently pending with respect to the Project real property?

YES ☐

NO ☒

Proposed User(s)/Tenant(s) of the Facility

(Complete for each User/Tenant for additional User/Tenants of the Company, use space at the end of this section)

Company Name: South Dayton Hotel

Address: 203 Pine Street

City/State/Zip: South Dayton, NY 14138

Tax ID No.: _____

Contact Name: Jeff Stoltenberg

Title: Owner

Phone Number: 716-988-5008

E-Mail: _____

% of facility to be occupied by User/Tenant:

1070 (Kitchen Lessee)

Relationship to the Applicant:

None

OFFICERS OF APPLICANT

Name: Dan Jaszka Title: President
Bob Edwards Secretary
P.S. Azzanella Treasurer

Owners of 20% or more of User/Tenant:

Name % Corporate Title

APPLICANT'S LEGAL COUNSEL:

Firm name: Weyand & Weyand LLP
Address: 113 West Main St, GOWANDA, NY 14070
Contact: Fredric Weyand
Phone: 716-532-3361
Fax: 716-532-0145
E-Mail: fweyand@roadrunner.com

Type of Proposed Project (check all that apply):

- ☒ New Construction of a Facility
Square footage: 12,816 sq ft
- ☐ Addition to Existing Facility
Square footage of existing facility: _____
Square footage of addition: _____
- ☐ Renovation of Existing Facility
Square footage of area renovated: _____
Square footage of existing facility: _____
- ☐ Acquisition of Land/Building
Acreage/square footage of land: _____
Square footage of building: _____
- ☒ Acquisition of Furniture/Machinery/Equipment
List principal items or categories:
Kitchen equipment, Furniture for bar & dining area,
Refrigerator & Freezer
- ☐ Other (specify): _____

Briefly describe the purpose of the proposed Project, the reasons why the Project is necessary to the Applicant and why the Agency's financial assistance is necessary, and the effect the Project will have on the Applicant's business or operations:

Replacement of clubhouse destroyed in Oct. 23' fire. Clubhouse required to
host both members & outside organization tournaments. Financial assistance reduces
effective interest rate of mortgage. New Facility will increase Club's revenue stream.

Please list Affiliates/Parents/Subsidiary Entities to Applicant (attach organization chart if necessary)

N/A

PART III. CAPITAL COSTS OF THE PROJECT

A. Provide an estimate of Project Costs of all items listed below:

	Item	Cost
1.	Land and/or Building Acquisition:	
2.	Building Demolition:	
3.	Construction/Reconstruction/Renovation:	<u>196,500</u>
4.	Site Work:	<u>120,000</u>
5.	Infrastructure Work: <u>Septic</u>	<u>225,000</u>
6.	Furniture, Equipment, Machinery:	<u>100,000</u>
7.	Architectural/Engineering Fees:	<u>110,000</u>
8.	Applicant's Legal Fees:	
9.	Financial Fees:	
10.	Other Professional Fees: <u>Survey</u>	<u>10,000</u>
11.	Other Soft Costs (describe):	
12.	Other (describe):	
	Total Project Costs:	<u>\$ 0 2,530,000</u>

B. Estimated Sources of Funds for Project Costs:

	Source
1.	Tax-Exempt IDA Bonds:
2.	Taxable IDA Bonds:
3.	Conventional Mortgage Loans:
4.	SBA or other Governmental Financing
	Identify: <u>IDA loan</u>
5.	Other Public Sources (e.g., grants, tax credits):
	Identify: <u>insurance proceeds</u>
6.	Other Public Agency Loans:
7.	Other Private Loans:
8.	Equity Investment: <u>LT memberships</u>
	(Excluding equity attributable to grants/tax credits)
	<u>50,000</u>
	Total Funding:
	<u>\$ 0 2,530,000</u>

What percentage of the total project costs are funded/financed from public sector sources: 10 %

C. Requested Financial Assistance

Tax-Exempt Bonds: \$ _____
Taxable Bonds: \$ _____
Estimated Value of Sales Tax Benefit: \$ 75,000
(i.e., gross amount of cost of goods and services
that are subject to state and local sales and use taxes
multiplied by [8.0%])

Estimated Value of Mortgage Tax Benefit: \$ 10,125.00
(i.e., principal amount of mortgage loans
loans multiplied by [1.25%])

Estimated CCIDA PILOT Property Tax Benefit:

Type: PILOT

Term: Tourism Destination PILOT

Schedule Requested: 15 Years

Deviation? Yes ☐ No ☒

Will the proposed Project utilize a property tax exemption benefit other than from the Agency: NO
(if so, please describe requested type, term and schedule)

Existing Total Annual Property Taxes on Land and Building: \$ 35,200

Estimated Additional Property Taxes on completed Project over the requested PILOT term (without Agency financial assistance): \$ 695,695

Other (specify): _____

NOTE: Upon acceptance of this Application by the Agency, the Agency's staff will create a PILOT schedule and indicate the estimated amount of PILOT Benefit/Cost utilizing anticipated tax rates and assessed valuation, make an estimate of the allocation of PILOT payments among the affected tax jurisdictions, and attach such information as Exhibit A hereto.

The Applicant acknowledges that the transaction/bond documents may include a covenant by the Applicant to undertake and document the total amount of capital investment as set forth in this Application.

D. Status of Expenses

Have any of the above costs been paid or incurred (including contracts of sale or purchase orders) as of the date of this application? If YES, describe particulars on a separate sheet.

YES



see Attachment

NO



E. Existing Operations

Does the Applicant or any User(s)/Tenant(s) currently operate in the County? If YES, describe such operations, including whether the proposed Project will result in the relocation or abandonment of such other operation(s).

South Dayton Hotel to lease & operate the kitchen - no relocation
of current operation

PART IV: COST-BENEFIT ANALYSIS

Provide the current annual payroll in Chautauqua County. Then, estimate projected payroll in years 1, 2, and 3, after completion of Project.

	Present	Year 1	Year 2	Year 3
Full Time:	\$ 128000	\$ 133,000	\$ 139,000	\$ 145,000
Part Time:	\$ 227000	\$ 236,000	\$ 245,000	\$ 255,000

If the Applicant presently operates in Chautauqua County, provide the current number of employees in the following occupations. Then, estimate the projected Full Time Equivalent ("FTE") employees as indicated following completion of the Project:

Current and Planned Occupations	Present Jobs Per Occupation	Est. FTEs Post-Completion:			Est. # of County Residents. by yr. 3
		1 year	2 years	3 years	
Management Head Pro	1	1	1	1	
Professional greens superintendent	1				1
Administrative					
Production pro shop staff	1	1	2	2	2
Supervisor					
Laborer greens	6	6	6		3
Independent Contractor					
Other (describe) Bar	1	1	2	2	2

List the average salaries or provide ranges of salaries for the following categories of jobs (on a full-time equivalency basis) projected to be retained/created in Chautauqua County because of the proposed Project:

Category of Jobs to be Retained/Created:	Average Salary or Range of Salary:	Average Fringe Benefits or Range of Fringe Benefits:
Management		
Professional Head Pro	53,000	PGA dues \$500
Administrative		
Production		
Supervisor "Greens"	\$75,000	\$2,000 Retirement
Laborer	\$25,000	N/A
Independent Contractor ¹		
Other		

Please indicate the number of temporary construction jobs anticipated to be created in connection with the acquisition, construction, and/or renovation of the Project: 20

Please note that the Agency may utilize the foregoing employment projections, among other things, to determine the financial assistance that will be offered by the Agency to the Applicant. The Applicant acknowledges that the transaction/bond documents may include a covenant by the Applicant to retain the above number of jobs, types of occupations and amount of payroll with respect to the proposed project.

¹NOTE: The Agency converts part-time jobs into FTE's for evaluation and reporting purposes by dividing the number of part-time jobs by two (2).

²As used in this chart, this category includes employees of independent contractors.

What percentage of the Applicant's total dollar amount of production, sales or services (including production, sales or services rendered following completion of the Project) are made to customers outside the economic development region (i.e., Western New York)?

5-10 %

Describe any municipal revenues that will result from the Project (excluding any PILOT payments):

Sales tax for purchases made in pro shop & bar/restaurant

What is the estimated aggregate annual amount of goods and services to be purchased by the Applicant for each year after completion of the Project, and what portion will be sourced from businesses located in Chautauqua County and the State:

	Amount	% Sourced in Chautauqua County	% Sourced in State
Year 1	\$ <u>125,000</u>	<u>10</u>	<u>100</u>
Year 2	\$ <u>20,000</u>	<u>100</u>	<u>100</u>
Year 3	\$ _____	_____	_____

Describe, if applicable, other benefits to the Chautauqua County anticipated as a result of the Project, including a projected annual estimate of additional sales tax revenue generated, directly and indirectly, as a result of undertaking the project:

Tourism expenditures from non-County & out of State golfers.
County organizations which hold tournaments @ TCCC and fund local
charities with proceeds

If applicable, has construction/reconstruction/renovation work on the Project begun? If YES, indicate the percentage of completion:

1. (a) Site clearance	YES <input checked="" type="checkbox"/>	NO <input type="checkbox"/> <u>100</u> % complete
(b) Environmental Remediation	YES <input type="checkbox"/>	NO <input type="checkbox"/> _____ % complete
(c) Foundation	YES <input checked="" type="checkbox"/>	NO <input type="checkbox"/> <u>100</u> % complete
(d) Footings	YES <input checked="" type="checkbox"/>	NO <input type="checkbox"/> <u>100</u> % complete
(e) Steel	YES <input checked="" type="checkbox"/>	NO <input type="checkbox"/> <u>100</u> % complete
(f) Masonry	YES <input type="checkbox"/>	NO <input type="checkbox"/> _____ % complete
(g) Interior	YES <input checked="" type="checkbox"/>	NO <input type="checkbox"/> <u>60</u> % complete
(h) Other (describe below):	YES <input type="checkbox"/>	NO <input type="checkbox"/> <u>90</u> % complete

If NO to all of the above categories, what is the proposed date of commencement of construction, reconstruction, renovation, installation or equipping of the Project?

(H) new septic system

Provide an estimated time schedule to complete the Project and when first use of the Project is expected to occur:

Goal is to have Clubhouse functional by July 1st, dependent
on equipment deliveries & obtaining Certificate of Occupancy.

PART V: QUESTIONS

Please answer the following questions. If the answer is "YES" to any question, please provide details in the space provided at the end of the section.

1. Is the Project reasonably necessary to preserve the competitive position of the Applicant, or of a proposed user, occupant or tenant of the Project, in its industry?

YES ☒ NO ☐

2. Is the Project reasonably necessary to discourage the Applicant, or a proposed user, occupant or tenant of the Project, from removing such plant or facility to a location outside of the State of New York?

YES ☐ NO ☒

3. Is there a likelihood that the proposed Project would not be undertaken by the Applicant but for the granting of the financial assistance by the Agency? (If yes, explain; if no, explain why the Agency should grant the financial assistance with respect to the proposed Project).

YES ☒ NO ☐

4. The Applicant certifies that the provisions of Section 862(1) of the General Municipal Law will not be violated if financial assistance is provided by the Agency for the proposed Project.

YES ☒ NO ☐

5. Is an environmental impact statement required by Article 8 of the N.Y. Environmental Conservation Law (i.e., the New York State Environmental Quality Review Act)? If "yes" please complete and attach to the Application.

YES ☐ NO ☒

**** Applicants should consult Exhibit B in order to determine which version of the New York State Environmental Assessment Form must be submitted with this Application.**

6. Will customers personally visit the Project site for "retail sales" of Goods and/or Services? "Retail Sales" means (i) sales by a registered vendor under Article 28 of the Tax Law of the State primarily engaged in the retail sale of tangible personal property, as defined in section 1101(b)(4)(i) of the Tax Law of the State, or (ii) sales of a service to such customers.

Sales of Goods: YES ☒ NO ☐
Sales of Services: YES ☒ NO ☐

**** If the answer to both is "No" please continue to the next page; if the answer to either is "Yes" please answer the four (4) remaining questions.**

7. What percentage of the cost of the Project (including that portion of the cost to be financed from equity or sources other than Agency financing) will be expended on such facilities or property primarily used in making retail sales of goods or services to customers who personally visit the Project?
%

8. Is the Project likely to attract a significant number of visitors from outside the economic development region (i.e., Western New York) in which the Project is or will be located?

YES ☒ NO ☐

9. Is the predominant purpose of the Project to make available goods or services which would not, but for the Project, be reasonably accessible to the residents of the city, town or village within which the Project will be located, because of a lack of reasonably accessible retail trade facilities offering such goods or services?

YES ☒ NO ☐

10. Will the Project be located in one of the following: (a) an area designated as an empire zone pursuant to Article 18-B of the General Municipal Law; or (b) a census tract or block numbering area (or census tract or block numbering area contiguous thereto) which, according to the most recent census data, has (i) a poverty rate of at least 20% for the year in which the data relates, or at least 20% of the households receiving public assistance, and (ii) an unemployment rate of at least 1.25 times the statewide unemployment rate for the year to which the data relates?

YES ☐ NO ☒

Q1: Without this funding from the CCIDA, this project would not be completed and may result in reduced revenue, losses and put Tri County Holdings at a severe competitive disadvantage compared to other local competitors.

Q3: Without this funding from the CCIDA, we would not be able to complete the project, would lose members and revenue.

NINTH:

The Applicant authorizes the Agency to make inquiry of the United States Environmental Protection Agency, the New York State Department of Environmental Conservation or any other appropriate federal, state or local governmental agency or authority as to whether the Project site or any property adjacent to or within the immediate vicinity of the Project site is or has been identified as a site at which hazardous substances are being or have been used, stored, treated, generated, transported, processed, handled, produced, released or disposed of. The Applicant will be required to secure the written consent of the owner of the Project site to such inquiries (if the Applicant is not the owner), upon request of the Agency.

I further acknowledge and agree on behalf of the Applicant that, in the event the Agency shall have used all of its available tax-exempt bond financing allocation from the State of New York, if applicable, and shall accordingly be unable to obtain an additional allocation for the benefit of the Applicant, the Agency shall have no liability or responsibility as a result of the inability of the Agency to issue and deliver tax-exempt bonds for the benefit of the Applicant.

Subscribed and affirmed to me this 31st
day of March, 2025

Elizabeth C. McDorman
Notary Public
ELIZABETH C. McDORMAN
Notary Public, State of New York
Qualified in Erie County
Reg. No. 01MC6140106

My Commission Expires 1/17/2026
The Agency's acceptance of this Application for consideration does not constitute a commitment on the part of the Agency to undertake the proposed Project, to grant any financial assistance with respect to the proposed Project, or to enter into any negotiations with respect to the proposed Project.

Information provided herein may be subject to disclosure under the New York Freedom of Information Law (New York Public Officers Law § 84 et seq.) ("FOIL"). If the Applicant believes that a portion of the material submitted with this Application is protected from disclosure under FOIL, the Applicant should mark the applicable section(s) or page(s) as "confidential" and state the applicable exception to disclosure under FOIL.

David Marked
Name:
Title: TLCC Board President

3/31/2025
DATE

PILOT/Tax Lease Analysis

4/9/25

Project Name: Tri County rebuild

Project Cost **\$2,530,000**

PILOT

	Current FMV	Current Taxes	Taxes after renovation	PILOT	PILOT Savings
Full Market Value	\$1,752,692		\$3,750,000		
Year 1		\$37,926	\$81,145	\$37,926	\$43,219
Year 2		\$38,305	\$81,957	\$38,305	\$43,651
Year 3		\$38,688	\$82,776	\$38,688	\$44,088
Year 4		\$39,075	\$83,604	\$39,075	\$44,529
Year 5		\$39,466	\$84,440	\$39,466	\$44,974
Year 6		\$39,861	\$85,285	\$39,861	\$45,424
Year 7		\$40,259	\$86,137	\$40,259	\$45,878
Year 8		\$40,662	\$86,999	\$40,662	\$46,337
Year 9		\$41,068	\$87,869	\$41,068	\$46,800
Year 10		\$41,479	\$88,747	\$41,479	\$47,268
Year 11		\$41,894	\$89,635	\$41,894	\$47,741
Year 12		\$42,313	\$90,531	\$42,313	\$48,218
Year 13		\$42,736	\$91,437	\$42,736	\$48,701
Year 14		\$43,163	\$92,351	\$43,163	\$49,188
Year 15		\$43,595	\$93,274	\$43,595	\$49,679
Total	\$1,752,692	\$610,492	\$1,306,187	\$610,492	\$695,695

All estimates. Based on past tax rates.

Tax Rate **Town of Hanover** 21.638741
Mortgage amount \$850,000
Sales taxable items \$1,000,000

Property tax savings	\$695,695
Sales tax savings	\$75,000
Mortgage recording	\$10,625
Application Fee	\$2,000
Agency fee	\$12,500
Attorney fees	\$15,000
Total Savings	\$751,820

Exhibit B

State Environmental Quality Review Act Compliance Checklist

The County of Chautauqua Industrial Development Agency ("CCIDA"), pursuant to the State Environmental Quality Review Act ("SEQRA"), must evaluate the environmental impacts of a project before deciding whether to undertake the project. The below checklist is intended to aid Applicants in determining which version of NYSDEC's Environmental Assessment Form ("EAF"), available on NYSDEC's website, to submit as a part of a complete application package to the CCIDA.

If one or more of the below items applies to the project, then a Full EAF must be prepared for submission. If none of the below items apply, then a Short EAF may be submitted. Please note that the below list is not exhaustive, and Applicants who have completed a short EAF may be required to fill out a Full EAF upon review of the project information by the CCIDA. Applicants should consult with their engineers and consultants to aid them in preparing the EAF.

Does the project involve:

- ☐ activities, other than the construction of residential facilities, that meet or exceed any of the following thresholds:
 - ☐ a project or action that involves the physical alteration of 10 acres?
 - ☐ a project or action that would use ground or surface water in excess of 2,000,000 gallons per day?
 - ☐ parking for 500 vehicles?
 - ☐ a facility with more than 100,000 square feet of gross floor area?
- ☐ the expansion of existing nonresidential facilities that meet or exceed any of the following thresholds:
 - ☐ a project or action that involves the physical alteration of 5 acres?
 - ☐ a project or action that would use ground or surface water in excess of 1,000,000 gallons per day?
 - ☐ parking for 250 vehicles?
 - ☐ a facility with more than 50,000 square feet of gross floor area?

activities which meet at least one of the criteria in **both** Columns A **and** B below:

o Column A:

- ☐ occurring wholly or partially within an agricultural district certified by Agriculture and Markets?
- ☐ occurring wholly or partially within, or substantially contiguous to, any historic building, structure, facility, site or district or prehistoric site that is listed on the State or National Register of Historic Places, or has been determined by the Commissioner of the Office of Parks, Recreation and Historic Preservation to be eligible for listing?
- ☐ occurring wholly or partially within or substantially contiguous to any publicly owned or operated parkland, recreation area or designated open space, including any site on the Register of National Natural Landmarks?

o Column B:

- ☐ activities, other than the construction of residential facilities, that meet or exceed any of the following thresholds:
 - ☐ a project or action that involves the physical alteration of 2.5 acres?
 - ☐ a project or action that would use ground or surface water in excess of 500,000 gallons per day?
 - ☐ parking for 125 vehicles?
 - ☐ a facility with more than 25,000 square feet of gross floor area?
- ☐ the expansion of existing nonresidential facilities that meet or exceed any of the following thresholds:
 - ☐ a project or action that involves the physical alteration of 1.25 acres?
 - ☐ a project or action that would use ground or surface water in excess of 250,000 gallons per day?
 - ☐ parking for 63 vehicles?
 - ☐ a facility with more than 12,500 square feet of gross floor area?

617.20
Appendix B
Short Environmental Assessment Form

Instructions for Completing

Part 1 - Project Information. The applicant or project sponsor is responsible for the completion of Part 1. Responses become part of the application for approval or funding, are subject to public review, and may be subject to further verification. Complete Part 1 based on information currently available. If additional research or investigation would be needed to fully respond to any item, please answer as thoroughly as possible based on current information.

Complete all items in Part 1. You may also provide any additional information which you believe will be needed by or useful to the lead agency; attach additional pages as necessary to supplement any item.

Part 1 - Project and Sponsor Information			
Name of Action or Project: <i>Tri County Country Club clubhouse construction</i>			
Project Location (describe, and attach a location map):			
Brief Description of Proposed Action: <i>Demolition of clubhouse destroyed in Oct. 2023 Fire. Construction of new Facility</i>			
Name of Applicant or Sponsor: <i>Tri County Holding Corp</i>		Telephone: <i>716-965-2053</i>	
		E-Mail: <i>drehtig@pga.com</i>	
Address: <i>540 Route 39</i>			
City/PO: <i>Forestville</i>		State: <i>NY</i>	Zip Code: <i>14062</i>
1. Does the proposed action only involve the legislative adoption of a plan, local law, ordinance, administrative rule, or regulation? If Yes, attach a narrative description of the intent of the proposed action and the environmental resources that may be affected in the municipality and proceed to Part 2. If no, continue to question 2.			NO X YES
2. Does the proposed action require a permit, approval or funding from any other governmental Agency? If Yes, list agency(s) name and permit or approval: <i>All permits are already in place.</i>			NO X YES
3.a. Total acreage of the site of the proposed action?		<i>127.8</i> acres	
b. Total acreage to be physically disturbed?		<i>0.5</i> acres	
c. Total acreage (project site and any contiguous properties) owned or controlled by the applicant or project sponsor?		<i>127.8</i> acres	
4. Check all land uses that occur on, adjoining and near the proposed action. <input type="checkbox"/> Urban <input type="checkbox"/> Rural (non-agriculture) <input type="checkbox"/> Industrial <input checked="" type="checkbox"/> Commercial <input type="checkbox"/> Residential (suburban) <input type="checkbox"/> Forest <input type="checkbox"/> Agriculture <input type="checkbox"/> Aquatic <input type="checkbox"/> Other (specify): _____ <input type="checkbox"/> Parkland			

5. Is the proposed action, a. A permitted use under the zoning regulations?	NO	YES	N/A
		X	
b. Consistent with the adopted comprehensive plan?			
6. Is the proposed action consistent with the predominant character of the existing built or natural landscape?	NO	YES	
		X	
7. Is the site of the proposed action located in, or does it adjoin, a state listed Critical Environmental Area? If Yes, identify: _____	NO	YES	
	X		
8. a. Will the proposed action result in a substantial increase in traffic above present levels?	NO	YES	
	X		
b. Are public transportation service(s) available at or near the site of the proposed action?	X		
c. Are any pedestrian accommodations or bicycle routes available on or near site of the proposed action?	X		
9. Does the proposed action meet or exceed the state energy code requirements? If the proposed action will exceed requirements, describe design features and technologies: <u>meets code</u>	NO	YES	
		X	
10. Will the proposed action connect to an existing public/private water supply? [If Yes, does the existing system have capacity to provide service? <input type="checkbox"/> NO <input checked="" type="checkbox"/> YES] If No, describe method for providing potable water: _____	NO	YES	
		X	
11. Will the proposed action connect to existing wastewater utilities? [If Yes, does the existing system have capacity to provide service? <input type="checkbox"/> NO <input type="checkbox"/> YES] If No, describe method for providing wastewater treatment: <u>SPDES DEC 9-0646-00180/00063</u> <u>new septic system included in the project</u>	NO	YES	
	X		
12. a. Does the site contain a structure that is listed on either the State or National Register of Historic Places?	NO	YES	
	X		
b. Is the proposed action located in an archeological sensitive area?	X		
13. a. Does any portion of the site of the proposed action, or lands adjoining the proposed action, contain wetlands or other waterbodies regulated by a federal, state or local agency?	NO	YES	
	X		
b. Would the proposed action physically alter, or encroach into, any existing wetland or waterbody? If Yes, identify the wetland or waterbody and extent of alterations in square feet or acres: _____	X		
14. Identify the typical habitat types that occur on, or are likely to be found on the project site. Check all that apply: <input type="checkbox"/> Shoreline <input checked="" type="checkbox"/> Forest <input type="checkbox"/> Agricultural/grasslands <input type="checkbox"/> Early mid-successional <input type="checkbox"/> Wetland <input type="checkbox"/> Urban <input checked="" type="checkbox"/> Suburban			
15. Does the site of the proposed action contain any species of animal, or associated habitats, listed by the State or Federal government as threatened or endangered?	NO	YES	
	X		
16. Is the project site located in the 100 year flood plain?	NO	YES	
	X		
17. Will the proposed action create storm water discharge, either from point or non-point sources? If Yes, a. Will storm water discharges flow to adjacent properties? <input checked="" type="checkbox"/> NO <input type="checkbox"/> YES	NO	YES	
	X		
b. Will storm water discharges be directed to established conveyance systems (runoff and storm drains)? If Yes, briefly describe: _____ <input checked="" type="checkbox"/> NO <input type="checkbox"/> YES			

18. Does the proposed action include construction or other activities that result in the impoundment of water or other liquids (e.g. retention pond, waste lagoon, dam)? If Yes, explain purpose and size: _____	NO X	YES
19. Has the site of the proposed action or an adjoining property been the location of an active or closed solid waste management facility? If Yes, describe: _____	NO X	YES
20. Has the site of the proposed action or an adjoining property been the subject of remediation (ongoing or completed) for hazardous waste? If Yes, describe: _____	NO X	YES

I AFFIRM THAT THE INFORMATION PROVIDED ABOVE IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE

Applicant/sponsor name: TCCC Daniel Saszka Jr Date: 3/30/2025
Signature: Daniel Saszka Jr

Part 2 - Impact Assessment. The Lead Agency is responsible for the completion of Part 2. Answer all of the following questions in Part 2 using the information contained in Part 1 and other materials submitted by the project sponsor or otherwise available to the reviewer. When answering the questions the reviewer should be guided by the concept "Have my responses been reasonable considering the scale and context of the proposed action?"

	No, or small impact may occur	Moderate to large impact may occur
1. Will the proposed action create a material conflict with an adopted land use plan or zoning regulations?		
2. Will the proposed action result in a change in the use or intensity of use of land?		
3. Will the proposed action impair the character or quality of the existing community?		
4. Will the proposed action have an impact on the environmental characteristics that caused the establishment of a Critical Environmental Area (CEA)?		
5. Will the proposed action result in an adverse change in the existing level of traffic or affect existing infrastructure for mass transit, biking or walkway?		
6. Will the proposed action cause an increase in the use of energy and it fails to incorporate reasonably available energy conservation or renewable energy opportunities?		
7. Will the proposed action impact existing: a. public / private water supplies?		
b. public / private wastewater treatment utilities?		
8. Will the proposed action impair the character or quality of important historic, archaeological, architectural or aesthetic resources?		
9. Will the proposed action result in an adverse change to natural resources (e.g., wetlands, waterbodies, groundwater, air quality, flora and fauna)?		

	No, or small impact may occur	Moderate to large impact may occur
10. Will the proposed action result in an increase in the potential for erosion, flooding or drainage problems?		
11. Will the proposed action create a hazard to environmental resources or human health?		

Part 3 - Determination of significance. The Lead Agency is responsible for the completion of Part 3. For every question in Part 2 that was answered "moderate to large impact may occur", or if there is a need to explain why a particular element of the proposed action may or will not result in a significant adverse environmental impact, please complete Part 3. Part 3 should, in sufficient detail, identify the impact, including any measures or design elements that have been included by the project sponsor to avoid or reduce impacts. Part 3 should also explain how the lead agency determined that the impact may or will not be significant. Each potential impact should be assessed considering its setting, probability of occurring, duration, irreversibility, geographic scope and magnitude. Also consider the potential for short-term, long-term and cumulative impacts.

- ☐ Check this box if you have determined, based on the information and analysis above, and any supporting documentation, that the proposed action may result in one or more potentially large or significant adverse impacts and an environmental impact statement is required.
- ☐ Check this box if you have determined, based on the information and analysis above, and any supporting documentation, that the proposed action will not result in any significant adverse environmental impacts.

Name of Lead Agency

Date

Print or Type Name of Responsible Officer in Lead Agency

Title of Responsible Officer

Signature of Responsible Officer in Lead Agency

Signature of Preparer (if different from Responsible Officer)

page 4 Section D

- 3) Construction 60% of est. cost paid to GC
- 7 architectural fees \$80,000 paid to date